

The Territorial Transformation of Tampuk Pinang Pura Housing Complex in Pangkalpinang, Indonesia

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Abstract – Situated on Dealova Hill in Pangkalpinang City, the Tampuk Pinang Pura (TPP) territory has faced longstanding challenges associated with juvenile delinquency, encompassing issues such as drug abuse, illegal street racing, promiscuity, and alcohol consumption. Responding to these issues, the Pangkalpinang City Government initiated the construction of Dealova Park in early 2020, envisioning a Green Open Space (GOS) to counteract negative stigmas and foster a positive environment. Through a deductive-rationalistic qualitative study, this research explores the transformation of TPP territory, emphasizing the pivotal role of the governing authority in this process. The research illuminates that successful development necessitates meticulous consideration and the effective utilization of crucial public infrastructure elements such as electricity, water, drainage, and public circulation. The introduction of Taman Dealova signifies not only a physical transformation but also a paradigm shift in governance practices, highlighting the influential role of the city government in territorial changes. Beyond physical alterations, the study reveals the dynamic interplay between spatial development and governance, providing nuanced insights into urban spatial planning complexities and the transformative impact of governing bodies on spatial landscapes.

Keywords: green open space, Pangkalpinang City, spatial transformation, Tampuk Pinang Pura.

I. INTRODUCTION

Bukit Dealova is one of the hills located in Kacang Pedang Village, Gerunggang District, Pangkalpinang City. This hill is adjacent to the Kolong Kacang Pedang Retention Basin (Fig. 1). The retention basin, also known as kolong or kulong, is a lake or reservoir formed from mining activities (Tresnanda et al., 2017). The hill was an empty land until in 2007, a housing complex was developed for high-ranking officials of the Pangkalpinang City Government and was completed in 2008. The housing complex was named Tampuk Pinang Pura (TPP), consisted of 12 official residences for elite members of the Pangkalpinang City Government, as well as an international-standard Kindergarten and Primary School (Puspita, 2013). After the completion of the housing complex, it faced challenging conditions due to the lack of electricity, water, and paved roads (Permana, 2010; *Satlantas Polres Pangkalpinang Amankan Puluhan Motor Balap Liar di Taman Dealova*, 2021). In 2013, the housing

complex's roads were paved. As a result, executive and legislative officials were reluctant to reside in the TPP housing complex, leading to a significant number of unoccupied official residences.

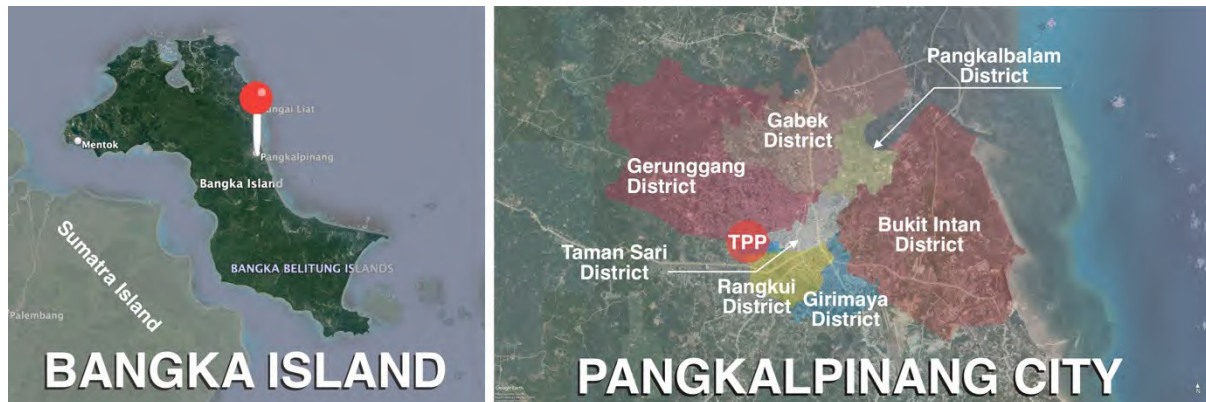


Fig. 1. Location of Tampuk Pinang Pura

Source: Google Earth (2022) compiled by Authors (2023)

The vacant official residences had an impact on the deserted TPP housing complex, which led to expanded delinquency among teenagers, criminal activities, and illicit behavior. The dominant groups involved in these activities were middle and high school students who engaged in illegal street racing, vandalism, loitering, and alcohol consumption. Criminal activities observed included drug trafficking and motorbike theft (Fitriadi, 2012; Siregar, 2012; Hardi, 2014a; Hardi, 2014b; *Satlantas Polres Pangkalpinang Amankan Puluhan Motor Balap Liar di Taman Dealova*, 2021).

Taking note of this phenomenon, in 2019, the Pangkalpinang City Government, through the Department of Housing and Settlements, initiated a discourse to establish Green Open Space (GOS) in the TPP housing complex (Zulkodri, 2017). The first phase of GOS construction was completed in 2020 and comprised a city park named Taman Dealova. This park serves as a public sports facility for the people of Pangkalpinang City (Desteni, 2021).

The development of Taman Dealova Green Open Space (GOS) aligns with Article 2, Clause 34 of Pangkalpinang City's Regional Regulation (PERDA) on the Spatial Plan (RTRW) for the period 2011-2030. According to this article, public GOS should make up at least 20% of the city's total area. However, as of 2022, the actual GOS coverage in the city was only 11% (Fahrezi, 2018; Marlianto, 2022). This discrepancy is also highlighted by Hambali et al. (2021), who attribute Pangkalpinang City's insufficient GOS to intensive residential development.

This study critically dissects the metamorphosis of the TPP territory, originally designated for official residences, with a keen emphasis on the assimilation of new territories through the establishment of Taman Dealova as a Green Open Space (GOS). It scrutinizes the nuances of the transformation, questioning the underlying motives, decision-making frameworks, and potential consequences of introducing the Green Open Space.

The multifaceted aims of this research paper are approached with a critical lens. Primarily, the study seeks to provide a nuanced and thorough understanding of the unfolding territorial transformation within Tampuk Pinang Pura. Through a critical examination of the complexities embedded in governmental settings, particularly illustrated by Tampuk Pinang Pura, the research aims to contribute essential insights to the existing literature on territorial transformation. This critical perspective underscores the need for a discerning analysis of urban changes, governmental strategies, and their implications in shaping the spatial dynamics of the studied housing complex.

II. METHODOLOGY

The research methodology used in this study is qualitative research with a rationalistic deductive approach. This approach is employed to gather, process, and analyze data, which will lead to rational conclusions (Sugiyono, 2019). The use of qualitative methodology aims to explore the phenomenon of territorial transformation in the Tampuk Pinang Pura housing complex and provide descriptive insights. Data collection is divided into two categories: primary and secondary data.

Primary data were obtained through direct observation and documentation in the Tampuk Pinang Pura area (Fig. 2). The observation and documentation took place on Saturday, November 19, 2022. Secondary data collection involved desk study, which included the review of news articles, scholarly papers, Google Maps reviews, and relevant government regulations to support and fulfill the research objectives.



Fig. 2. Location of Tampuk Pinang Pura

Source: Google Earth (2022) compiled by Authors (2023)

The data analysis and discussion in this study utilize a descriptive method to describe and examine the territorial transformation that occurs in the TPP housing complex. Therefore, this research examines the territorial transformation of the Tampuk Pinang Pura housing complex prior and post establishment of the housing complex for high-ranking officials of Pangkalpinang City Government. Additionally, this study also analyzes the structural transformation prior and post construction of the Taman Dealova in the TPP housing complex.

III. RESULTS

A. Territorial transformation

Transformation is interpreted as a varied change in form. These changes can be observed in terms of dimensional alterations, reductions from the original form, as well as additions to the original form (Nayoan & Mandey, 2011). This is in line with Ching (1979) stating that transformations essentially consist of three types: dimensional transformation (changes in form in one dimension), subtractive transformation (reducing the volume of a dimension), and additive transformation (adding elements to the form). Therefore, transformation itself can be defined as a change in shape or dimension from its original form. These changes in form generally fall into three categories: alteration, addition, and subtraction.

Transformation also occurs at the level of the built environment, and there are three (3) orders of transformation: physical, territorial, and cultural (Habraken & Teicher, 1998). territorial transformation refers to changes in space due to the control exerted by the power governing that territory. Territorial refers to an area consisting of physical configurations such as roads and buildings that demarcate the outer boundaries of the environment (Bukit et al., 2012). In short, territorial refers to a delimited region or area.

Unlike territorial, territory refers to the space contained within a territorial boundary, allowing for the existence of multiple territories within a single territorial unit. According to Habraken and Teicher (1998), "space under control is territorial," indicating that territory entails control or rules embedded within it. Bukit et al. (2012) stated that transformations in territory occur due to the powers capable of controlling and modifying the physical order in the built environment.

All forms of change that occur are a form of control exercised by the actors or powerholders who have control or authority over the territorial configuration. Therefore, the role of power in territorial transformation is significant as it contributes to the formation of the desired identity within a built environment (Peters et al., 2018). Territory generally encompasses two types of spaces, namely public and private spaces, which give territoriality its hierarchical components. These hierarchical components stem from territorial depth, which represents the attainment of hierarchical layers, resulting in sequences within the territorial realm (Ratnasari et al., 2020).

According to Habraken and Teicher (1998), territorial transformations can take two forms: territorial structure expansion and territorial structure reduction. Territorial transformations involve the expansion and reduction of zones or spaces due to the dynamics of users and their activities within a built environment (Susanti et al., 2018). The understanding of the transformations related to the expansion and reduction of territorial structures is explained as follows:

1) The Expansion in Territorial Structure

The expansion in territorial structure is caused by density (users and their activities) within the built environment (Susanti et al., 2018; Ratnasari et al., 2020). Fig. 3 illustrates the scheme that explains the expansion in territorial structure.

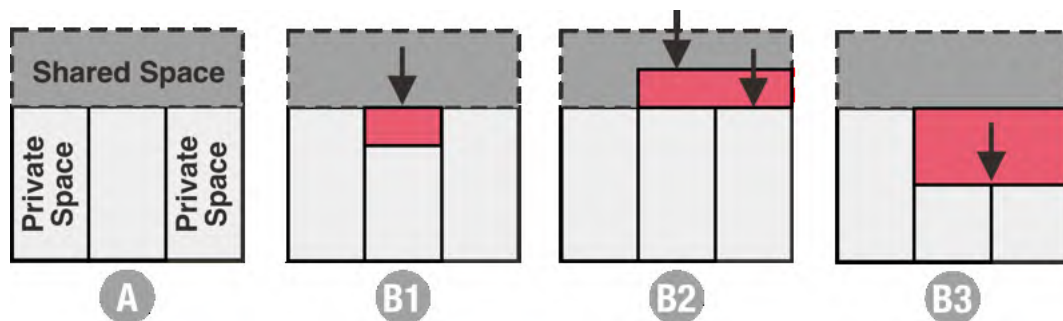


Fig. 3. The Expansion in Territorial Structure
Source: Habraken and Teicher (1998); Susanti et. al. (2018)

The above diagram illustrates that the expansion in territorial structure can be further divided into three (3) transformations:

- *Transformation from A - B1 (Top-Down):* A change aimed at increasing the intensity of space utilization, where a shared space is added before entering a new territorial area.
- *Transformation from A - B2 (Bottom-Up):* A change that utilizes existing public space to create its own public space.
- *Transformation from A - B3:* A change aimed at creating a shared space by repurposing existing private space, resulting in the formation of a shared zone.

2) The Reduction in Territorial Structure

Territorial structure reduction is typically caused by human activities that require a larger area to support their activities (Haristianti et al., 2022). Fig. 4 illustrates the scheme of territorial structure reduction.

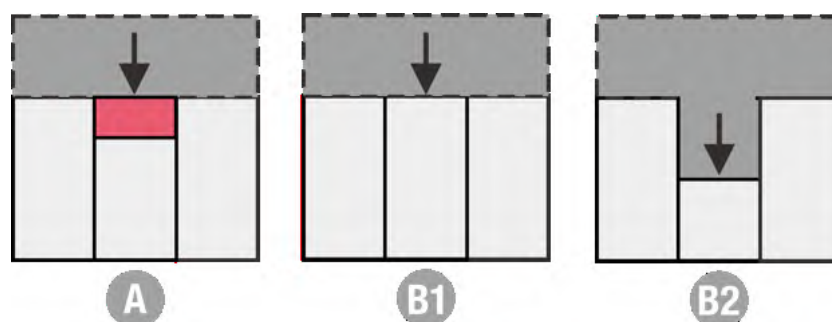


Fig. 4. The Reduction in Territorial Structure
Source: Habraken and Teicher (1998); Haristianti, et. al. (2022) compiled by Authors

The above diagram illustrates that the reduction in territorial structure can be further divided into two (2) transformations:

- *Transformation from A - B1*: Reduction of shared space that creates shared space for the users of the private space themselves.
- *Transformation from A - B2*: Addition of shared space that encroaches upon private space.

B. Green Open Space in Pangkalpinang

Open spaces are often referred to as city parks, which are outdoor spaces between buildings in urban environments. Initially, outdoor spaces were known as courtyards or outdoor areas, which later evolved into the term Green Open Space (GOS) in cities. This is because in GOS, vegetation such as trees and plants are intentionally planted to cover the ground surface in urban areas. Planting various types of vegetation in GOS serves to maintain the ecological balance in the city (Purnomohadi, 2006; Sinatra et al., 2022).

According to Purwantiasning (2017), GOS is an outdoor space for the public (shared space) that can accommodate individual or group activities. According to Article 1, Paragraph 31 of Law No. 11 of 2020, GOS refers to elongated areas and or grouped areas that are more open in nature, where plants grow naturally or intentionally, taking into account ecological, water absorption, economic, socio-cultural, and aesthetic functions.

In Pangkalpinang City, the regulation for Green Open Space (GOS) are outlined in Article 34 of the Regional Regulation of Pangkalpinang City No. 1 of 2012, focusing on the city's spatial planning from 2011 to 2030 (Pemerintah Kota Pangkalpinang, 2012). This article divides GOS into two types: public and private GOSes. According to the regulation, public GOS should make up at least 20% of the city's total area, while private GOS is set at 10%. Therefore, the combined GOS in Pangkalpinang is required to reach 30% of the city's total area.

Unfortunately, the city has not achieved this target yet, indicating that the effective utilization of these spaces has not been realized as planned (Tantyo, 2019). Despite the regulations, the actual percentage of GOS area in Pangkalpinang has not met the intended goal up to the present time.

Table 1. The Percentage of GOS in Pangkalpinang

Year	The Total Percentage of Public and Private RTH	Source
2021	18,00%	RPJMD Kota Pangkalpinang 2018-2023 in Pemerintah Kota Pangkalpinang (2021)
2018	13,30%	Fahrezi (2018)
2013	12,35%	Masterplan RTH PUPR Pangkalpinang 2013 in Walikota Pangkalpinang (2012)

Source: Authors (2023)

However, Table 1 indicates that the Pangkalpinang City Government is continuously striving to achieve a 30% GOS area in Pangkalpinang. Table 1 suggests that the Pangkalpinang City Government is actively promoting the addition of new GOS in the city. It can be seen that from 2018 to 2021, there was an expansion of 4.70% in GOS in Pangkalpinang, reaching 18% of the city's total area. One of the improvements in GOS is the establishment of the Dealova Park in the TPP territorial area.

C. The Territorial transformation of Tampuk Pinang Pura

As depicted in Table 1, the Pangkalpinang City Government remains committed to attaining a 30% Green Open Space (GOS) coverage in the city. The table illustrates the ongoing efforts by the government to actively promote the expansion of GOS areas. Notably, from 2018 to 2021, there has been a 4.70% augmentation in GOS coverage, amounting to 18% of the city's total area. A notable contributor to this progress is the establishment of Dealova Park within the TPP territorial area.

Initially, prior to the construction of a housing complex, the land in the Kacang Pedang Village, Gerunggang District, was vacant (Fig. 5a). Since 2007, through the program initiated by the Pangkalpinang City Government as the powerholder, the land was developed for housing purposes, and the construction was completed in 2008. This territorial area was then referred to as Tampuk Pinang Pura (TPP). In this territorial area, several new territories were created, including roads, open spaces,

and official residences. The shared space in the TPP territorial area consists of roads and open spaces between houses, while the private space includes 12 official residences. However, many of these houses (private spaces) have been neglected as the regional officials are reluctant to occupy them. This is due to the lack of adequate electricity and water supply in those houses (Permana, 2010).



Fig. 5. Area of Tampuk Pinang Pura

Source: Google Earth (2004, 2014, 2021) compiled by Authors

The neglect of these official residences has resulted in various consequences, including the TPP territorial area receiving a negative stigma from the city community. Fig. 5b and 6 observe that the TPP territorial area still has unpaved dirt roads and has not received proper asphalt paving. Furthermore, street lighting is also lacking in this territorial area, which further contributes to undesirable activities.



Fig. 6. TPP Territory after the construction of residential housing complexes

Source: Permana (2010) compiled by Authors

Reflecting on this matter, the Pangkalpinang City Government made efforts to change the negative image associated with the TPP territorial area by transforming the space. According to the Regional Spatial Planning Regulation of Pangkalpinang City for the period 2011-2030, in 2012, the TPP territorial area was designated solely for residential purposes. However, in 2017, it was announced that the TPP territorial area would be given an additional function as a city green open space (GOS), which means that the TPP territorial area would be expanded to include shared space (Zulkodri, 2017).

The transformation of adding shared space to the TPP territorial area was subsequently carried out in 2020 with the construction of Taman Dealova within it. This was regulated in the Draft Regional Regulation on the Spatial Planning of Pangkalpinang City for the period 2021-2041. The regulation added a dual function to the territorial area, namely as a residential housing complex (public space) and as the GOS of Pangkalpinang City (shared space) as illustrated in Fig. 5c. Therefore, it can be concluded that the transformation of the TPP territorial area consists of two stages: pre-construction of Taman Dealova and post-construction of Taman Dealova (Fig. 5b and c).

D. Pre-construction Transformation of Taman Dealova

Pre-construction Transformation of TPP territorial for Taman Dealova involves two types: increasing territorial structure and decreasing territorial structure. In Fig. 7, an example of increasing territorial structure can be observed, which is the paving of the unpaved road (J2) transforming into an asphalt road (J1). This road paving initiative was implemented by the Pangkalpinang City Government as the owner and authority over TPP assets, utilizing the city's budget (APBD) and national budget (APBN) for its realization (*Jalan di Tampuk Pinang Pura Akan Diaspal*, 2013).

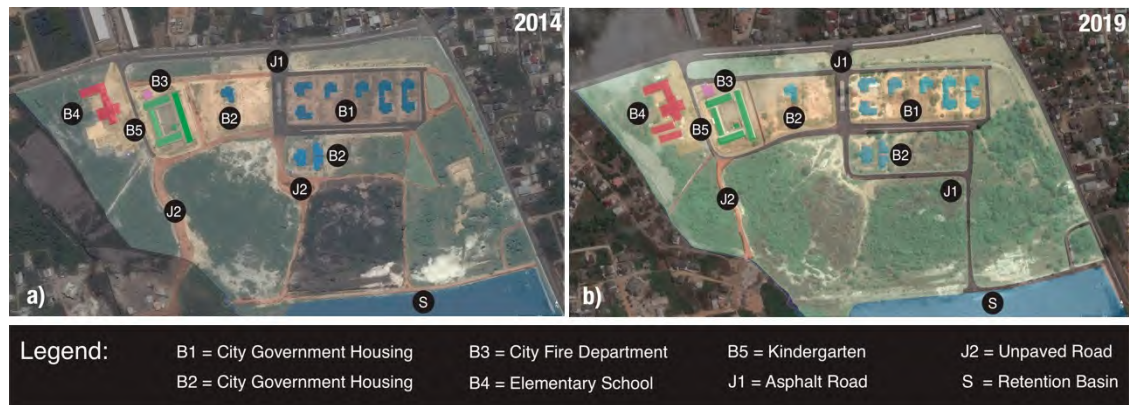


Fig. 7. Pre-construction transformation of Dealova Park
Source: Google Earth (2014, 2019) compiled by Authors

In Fig. 8, there is an addition of territory in B4 (Elementary School). Two new buildings have been added to the TPP territorial, specifically in B4. This transformation represents an expansion in territorial structure categorized as A - B2 (Bottom-Up). The expansion is driven by the high interest of parents in enrolling their children in B4, which is recognized as one of the best schools in Pangkalpinang City.

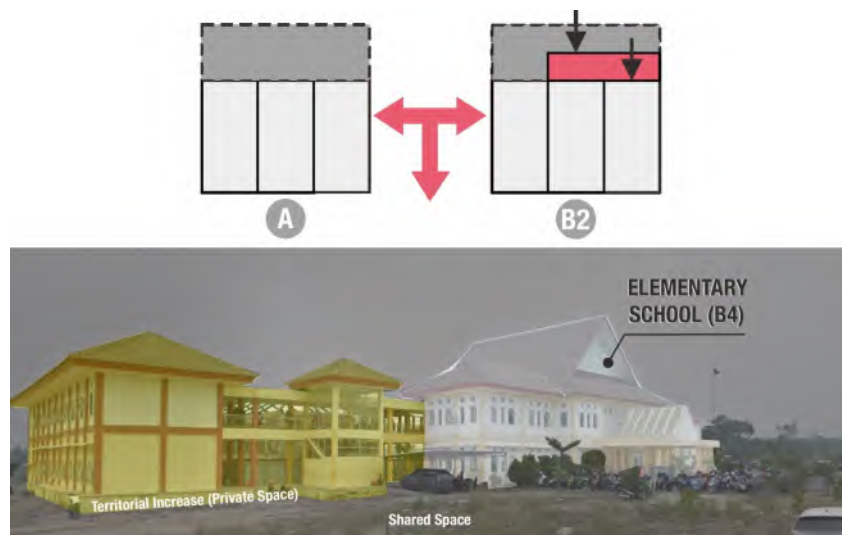


Fig. 8. Territorial Expansion on B4
Source: Google Earth (2015) compiled by Authors

Furthermore, a form of territorial transformation involving a reduction in territory is also observed within the TPP territory, specifically in the case of official residences (B1). This condition is attributed to the release of control by actors who act as power holders and have authority over the TPP. The relinquishment of control has resulted in the neglect of B1, leading to the deterioration of its physical elements.

In Fig. 9, it can be observed that the gate, which serves as a boundary between the public space (shared space) and the private space, has been damaged. This has led to a reduction in the private territory as B1 can be freely accessed by external individuals. As a result, the boundaries between the public and private territories have become blurred. The consequences of this blurring of boundaries between the shared space and the private space in B1 have been exploited by external parties, resulting in acts of vandalism, unrestricted social interactions, alcohol-related parties, and drug use (Fitriadi, 2012; Siregar, 2012; Hardi, 2014a; Hardi, 2014b; *Satlantas Polres Pangkalpinang Amankan Puluhan Motor Balap Liar di Taman Dealova*, 2021).

Activities of such nature subsequently contribute to a negative image and stigma surrounding the TPP territorial. This phenomenon arises from the weak management of supervision and asset utilization by actors acting as powerholders within TPP. In this context, the actors refer to the Pangkalpinang City

Government, which plays a crucial role in regulating the added territories within the TPP territorial area. Therefore, it can be concluded that territorial control by actors is essential to maintain the environmental quality.

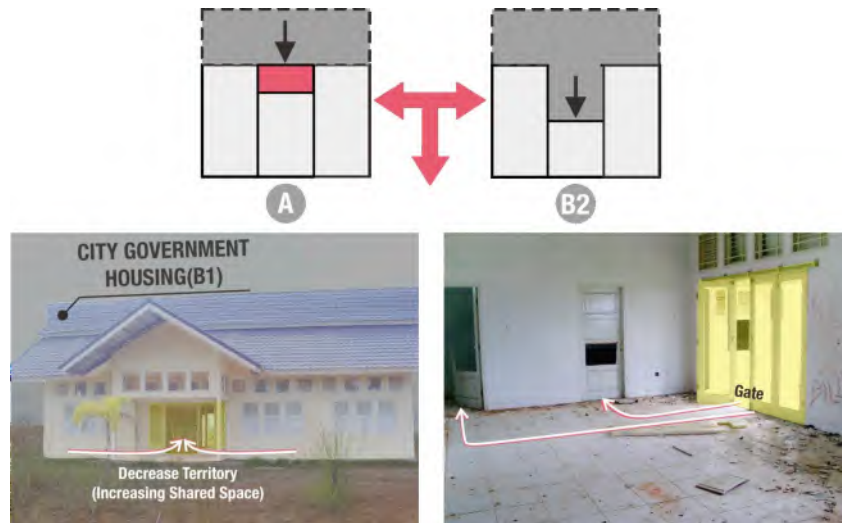


Fig. 9. Territorial Reduction on B1
Source: Permana (2010) compiled by Authors

E. Post-Development Transformation of Taman Dealova

The agenda of the Mayor of Pangkalpinang for the period 2018-2023 aimed to bring a new vibrancy to the “City of a Thousand Smiles” through the promotion of green space development, including the establishment of Taman Dealova (Desteni, 2021; Suhendri, 2022). Reflecting on the prevalent negative activities within the TPP territorial, the Pangkalpinang City Government initiated the construction of Taman Dealova in 2019. The development of Taman Dealova aimed to change the negative image associated with the TPP. The presence of Taman Dealova as a public green open space is in line with the arguments put forward by Shafar and Sari (2021), stating that the presence of green spaces in a city enhances its spatial quality.

The first phase of the Taman Dealova development was completed in early 2020, encompassing a park area (TD), therapeutic trails (TT), and sports facilities (Fig. 10a). The establishment of Taman Dealova as a new green space added a new territory within the TPP, resulting in the existence of two new territories within the TPP territorial. These two territories consist of Taman Dealova as a public space and residential buildings as private spaces. Therefore, it can be concluded that the construction of Taman Dealova represents a bottom-up approach to territorial enhancement by utilizing existing spaces to create new public spaces.



Fig. 10. Post-Development Transformation of Taman Dealova
Source: Google Earth (2020, 2021) compiled by Authors

Furthermore, the previously vacant residential buildings in TPP territorial within the Taman Dealova territory began to be occupied by elite members of the Pangkalpinang City Government during the post-development phase (Fig. 10a, B1 and B2). In Fig. 10b, the transformation of these vacant residential buildings can be observed as they are repurposed to serve as the headquarters of the National Youth Organization of Indonesia (KNPI) in Pangkalpinang. This repurposing represents a territorial enhancement within the private space, reversing the previous trend of territorial decline. The enhancement of private space territory is achieved through the conversion of the buildings into office spaces (Fig. 11).

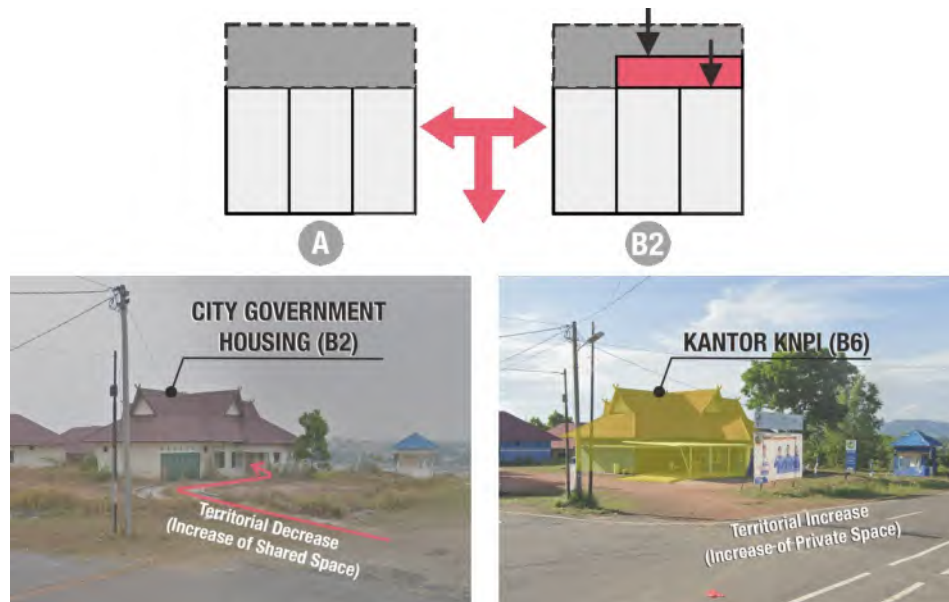


Fig. 11. Territorial Expansion on B6
Source: Google Maps (2015, 2022) compiled by Authors

Furthermore, as the power-holders in TPP, the Pangkalpinang City Government proceeded with the phase 2 development within the Taman Dealova territory. This phase 2 development involved the addition of a skatepark (SP) and an amphitheater (A) (Fig. 10b). The construction of the skatepark and amphitheater within the Taman Dealova territory reflects the efforts of the power-holders to listen to the aspirations and voices of the city's residents. This initiative serves as a preventive measure by the city government to address the activities of the skateboarding community, which often took place on the streets. Consequently, the need for such space was accommodated within the Taman Dealova territory (Fig. 12).



Fig. 12. Taman Dealova in Pangkalpinang City
Source: Google Maps (2022)

The development within the TPP territorial, specifically the construction of Taman Dealova territory, also has an impact on its surrounding territories. One of the noticeable effects is the expanded activity and the emergence of various activities in the northern shared space of the territory. This is exemplified by the growing economic activities of street vendors (PKL) operating in that area. Fig. 13 illustrates how the northern shared space has transformed into a recreational area for families. Numerous street vendors can be found selling their goods, while families enjoy the culinary offerings.



Fig. 13. Street Vendors at TPP
Source: Authors (2023)

The conclusion from the post-construction phase of Taman Dealova in the TPP territorial is that the shared space, which initially served as a mere separation between the official residences, has undergone an expansion in the form of territorial enhancement. This addition of territory within the TPP has also sparked economic and tourism activities. The role of actors as power holders is crucial in driving the transformation of the controlled territorial.

F. Transformation Analysis of Tampuk Pinang Pura

The transformative evolution within the Tampuk Pinang Pura (TPP) territorial unfolds through two distinct phases: Pre-construction of Taman Dealova and Post-construction of Taman Dealova, each encapsulating unique dynamics under the lens of conceptual framework developed by Habraken and Teicher (1998).

In the pre-construction phase, the TPP territorial primarily served as an elite residential housing complex for Pangkalpinang City Government officials. During this period, the territorial landscape experienced dualistic transformations—territorial increasing and territorial decreasing. The territorial increasing manifested in the creation of the Primary School (B4) and the paving of roads (J1). Both instances represented a bottom-up process, with B4 and J1 organically forming territories within the shared space.

Conversely, the decline in the official residences housing complex (B1) underscored the influence of weak governance. The lack of robust control by the Pangkalpinang City Government resulted in the neglect and vacancy of official residences, highlighting the consequential impact of governance control on territorial vitality.

The subsequent transformation unfolded with the incorporation of Taman Dealova as a green open space, initiated in 2019 and finalized in early 2020. In the post-construction phase, territorial enhancement took precedence through intentional additions of shared spaces. This augmentation included the incorporation of an amphitheater, refunctionalization of official residences, establishment of a skate park, and therapeutic tracks. The conversion of official residences into offices further exemplified the dynamic nature of territorial transformations.

These morphological shifts in the TPP territorial underscore its responsiveness to governance dynamics. The introduction of Taman Dealova, a deliberate intervention by the Pangkalpinang City Government, is emblematic of governance-driven territorial changes. This manifestation reinforces the framework's assertion that territorial transformations result from the powers capable of controlling and modifying the physical order in the built environment.

The fluidity observed in TPP's territorial dynamics emphasizes the pivotal role of governance policies in orchestrating spatial metamorphosis. Government initiatives, as evidenced by the deliberate

addition of shared spaces, transcend abandoned areas, reshaping them into vibrant territorial landscapes. This not only testifies to the intrinsic connection between governance and territorial evolution but also directly contributes to the enhancement of green open spaces in Pangkalpinang City.

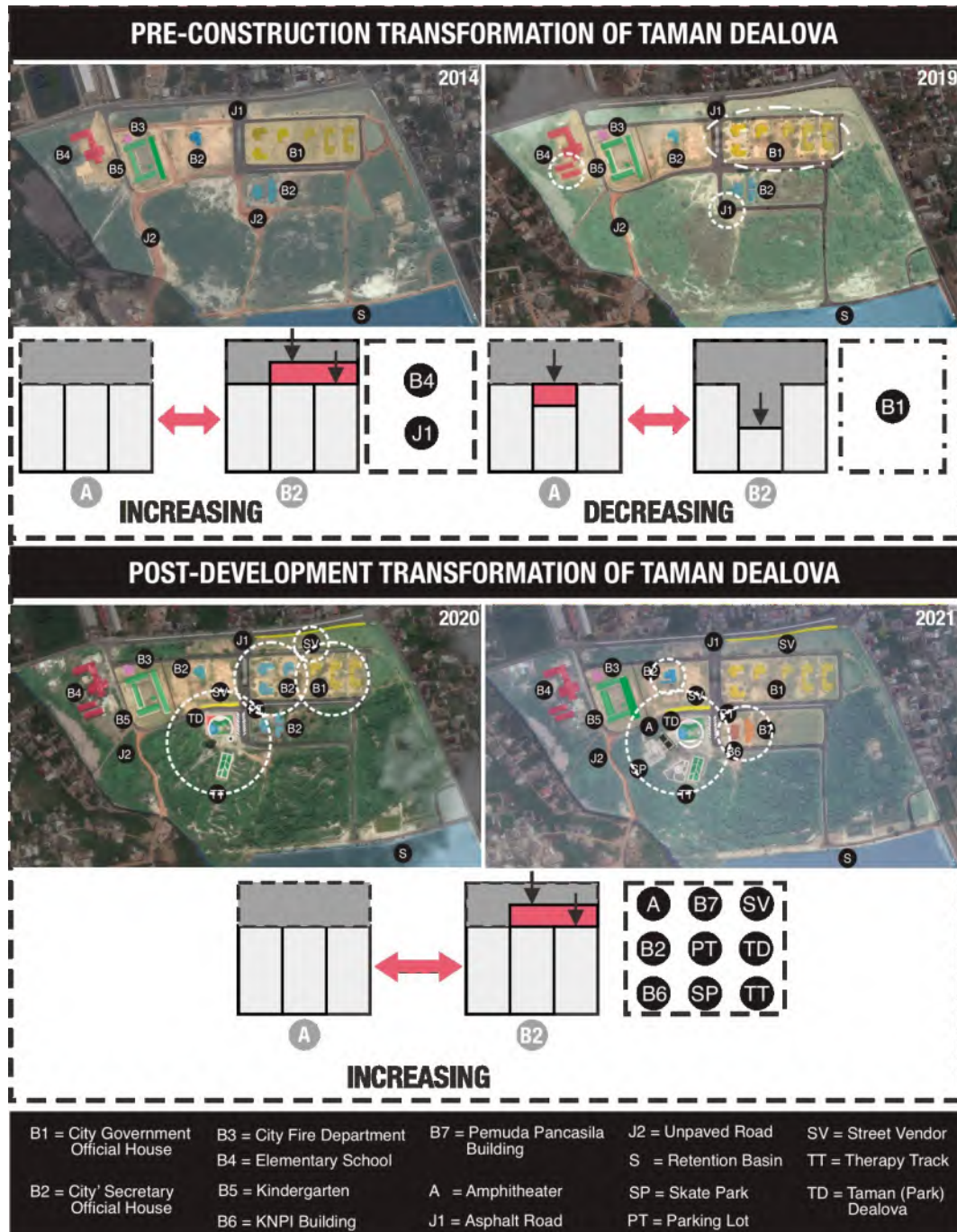


Fig. 14. The Territorial Transformation of Tampuk Pinang Pura
Source: Authors (2023)

IV. DISCUSSION

The territorial transformation occurring in Tampuk Pinang Pura provides a profound understanding, demonstrating that the development of new territories requires careful holistic consideration. The utilization of public infrastructure such as electricity, water, drainage, and public circulation is essential in the construction of new territories. When these essential aspects are overlooked, residents' interest in the territory diminishes. Mismanagement of territorial planning can lead to the formation of a "dead space" in the city, detrimentally impacting the area's image. Therefore, effective management and strong control from authorities are necessary to address potential issues.

The study conducted in the Tampuk Pinang Pura Housing complex successfully revealed that territories can undergo transformation, aligning with the views of Habraken and Teicher (1998). According to Habraken (1983), the built environment must be adaptive and flexible to maintain the continuity of relationships between users, buildings, and the environment. This is evident in the presence of Taman Dealova as a Green Open Space (GOS), indicating the fluid nature of the TPP territory.

The addition of Taman Dealova GOS by the Pangkalpinang City Government as the governing authority is a positive step in improving the territory. It is also an effort by the city government to expand the percentage of green open spaces, which is still far from the expected target. This study indicates that the addition of GOS in the TPP housing complex is not just a territorial transformation but also a transformation in governmental management, aligning with practices in several city administrations in Indonesia (Adiyanta, 2018; Hari et al., 2023; Widanarto, 2018).

Previous research by scholars such as Susanti et al. (2018; 2020), Lissimia and Nur'aini (2019), Haristianti et al. (2022), and Putri and Linggasani (2023) has discussed territorial transformation in the context of building territories. Therefore, this study is directed towards providing a new perspective through a case study of the Housing complex of Government Houses in Pangkalpinang, known as Tampuk Pinang Pura. The aim of this research is to identify differences between residential territories and housing complex area territories.

Although this study provides a profound understanding of territorial transformation in Tampuk Pinang Pura, it must be acknowledged that there are certain limitations to this research. Firstly, the research focus is confined to a case study of the Housing complex of Government Houses in Pangkalpinang, which may limit the generalization of findings to a broader scale.

Despite these limitations, this research makes a valuable contribution to the understanding of territorial transformation, particularly within the context of housing complex governmental settings such as Tampuk Pinang Pura. The findings and critical analyses are expected to serve as a foundation for further research and enrich academic discussions on the management of territorial transformation.

V. CONCLUSION

The transformation of a territorial is highly dependent on the power holders, in this context, being the city government. Weak management control by the power holders over the territorial they govern can have negative impacts on the environment and its image. Effective control and asset management over a territorial by the power holders can create new spaces that can be utilized by the community for socializing, exercising, tourism, and commerce.

The power holders themselves have their own agendas that they wish to pursue. In the case of the Pangkalpinang City Government, they are actively promoting the development of green open spaces (GOS). Through this agenda, new territories are established in the Tampuk Pinang Pura (TPP) territorial in Pangkalpinang City. Thus, the role of power is significant in the process of transforming a territorial.

The power of the Pangkalpinang City Government in initiating transformations in the territorial can be seen in the implementation of the Taman Dealova development program, the reutilization of neglected official residences, and the submission of the Regional Regulation on Spatial Planning (RTRW) for Pangkalpinang City 2021-2041. Furthermore, reflecting on the TPP territorial in Pangkalpinang City, it is evident that there can be multiple territories within a single territorial. Currently, the TPP territorial consists of two territories, namely the public (shared space) and private. The shared space includes the public green open space of Taman Dealova, while the private territory includes the official residences of the city government, primary schools, kindergartens, and the fire department.

While this study aligns with the conceptual framework of Habraken and Teicher, its geographical and contextual specificity may limit generalizability. Future research should consider extending the investigation to diverse urban settings and governance models, allowing for a comprehensive understanding of territorial dynamics.

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